

CITY OF KINGMAN
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Council Chambers
310 N. 4th Street
Kingman, Arizona

6:00 P.M.

Minutes

Tuesday June 9, 2015

Members Present:	Staff Present:	Visitors Signing In:
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mike Blair, Commission Vice-Chair	Rich Ruggles, Principal Planner	
Gene Kirkham, Commission Member	Sylvia Shaffer, Planner	
Vickie Kress, Commission Member	Sandi Fellows, Recording Secretary	
Dustin Lewis, Commission Member		
Mark Wimpee Jr., Commission Member		
Council Liaison Present:		

REGULAR MEETING MINUTES

CALL TO ORDER & ROLL CALL

Chair Mossberg called the meeting to order at 6:00 P.M. and the Recording Secretary called the roll. Commissioner Angle was excused. All other Commission Members were present. The Pledge of Allegiance was led by Commissioner Lewis and recited in unison.

- 1. APPROVAL OF MINUTES:** The Regular Meeting Minutes of April 14, 2015, the Regular Meeting Minutes of May 12, 2015, and the Special Subcommittee Meeting Minutes of May 28, 2015.

Commissioner Kress made a MOTION to APPROVE the Regular Meeting Minutes of April 14, 2015 as written. The MOTION was SECONDED by Commissioner Kirkham and the MOTION was APPROVED by a vote of (6-0) to the affirmative.

2. CALL TO THE PUBLIC - COMMENTS FROM THE PUBLIC:

There were no comments.

3. PAST COUNCIL ACTION:

- A. REZONING CASE RZ15-002:** A request from UniSource Energy Services, applicant, and Steven J. Terlesky Jr., Mindy H. Cunnius, Nickolas R. Terlesky and Tamira M. Terlesky, property owners, for a rezoning of certain property from R-2: Residential, Multiple Family, Low Density to R-R: Rural Residential. The request is to allow the use of the property for the

construction, operation and maintenance of a 69kv utility substation. The subject property is 2.46 acres and is located on the east side of N. Fairfax Street between Berk Avenue and Sunrise Avenue. The property is further described as Lots 1 through 30, inclusive, Block 6, Kingman Country Club Addition, Unit No. 1, except portions of Lots 16-22 as described in Deed.

Development Services Director Gary Jeppson reported that the City Council had approved the R-R: Rural Residential Rezoning Request for UniSource Energy Services.

4. OLD BUSINESS:

- A. **PROPOSED TEXT AMENDMENT TO SECTION 10.000: LANDSCAPING OF THE ZONING ORDINANCE OF THE CITY OF KINGMAN:** A discussion regarding the outcome of a workshop held on May 28, 2015 by the Landscaping Ordinance Subcommittee regarding possible modifications to a proposed text amendment to the Landscape Ordinance. The Planning and Zoning Commission may initiate a new public hearing at a future meeting for the proposed modified text amendment.

Principal Planner Rich Ruggles addressed the Commission stating that this would be a discussion only of the outcome regarding a workshop held on May 28, 2015, with the Planning and Zoning Commission initiating a new public hearing if they chose.

Mr. Ruggles stated that Subcommittee members Allen Mossberg, Gene Kirkham and Vickie Kress, Planning staff Gary Jeppson, Rich Ruggles, Sylvia Shaffer and secretary Sandi Fellows, had met with members of the Northwest Arizona Builders Association Richard Hamilton, Scott Lander and Kevin Wilkerson. Mr. Ruggles acknowledged that the group was able to reach a consensus regarding the following changes to the proposed text amendment:

1. The minimum landscape area was recommended to be based on the net site area, rather than the gross site area.
2. A definition of “development area” is recommended to be added to Section 10.410. Large properties being redeveloped with less than 5% of the net site landscaped will need to provide an area of landscaping equivalent to 5% of the development area. The development area will not only include the gross floor area of the building(s) being redeveloped, but parking areas, outdoor display areas and storage areas that are subject to the building permit necessary to implement the redevelopment. A date of September 1, 2015 was also added by staff in order to avoid a scenario where large property is split into one or more smaller pieces to get around the landscaping requirements.
3. Also recommended was that storm water detention areas, including those located in perimeter areas, may be landscaped. Retention areas that are landscaped may be included as part of the calculation for the required landscape area.

4. Parking lot landscaping standards are recommended to be clarified to state that the landscaping in the parking lot counts toward the total area requirement, that landscape island locations may vary in the parking row as long as there are not more than 15 parking spaces in a row without an island, that parking areas for outdoor sales and display areas are not subject to including islands, and that perimeter landscaping is required only where a parking area directly abuts a street.

Mr. Ruggles noted that staff has developed two flowcharts to make it easier to visualize when landscaping is required for properties being redeveloped and when parking lot landscaping is required.

Commission members commended staff for their work on the proposed Landscaping Ordinance. Commissioner Kress also expressed thanks to Richard Hamilton, Scott Lander and Kevin Wilkerson for taking the time to meet with the subcommittee to discuss the proposed modifications.

Vice-Chair Blair made a MOTION to initiate a public hearing for July 14, 2015, regarding the proposed text amendment. Commissioner Kirkham SECONDED the MOTION, and the MOTION CARRIED with UNANIMOUS (6-0) APPROVAL in favor of the motion.

5. NEW BUSINESS:

- A. **SUBDIVISION CASE SB15-002:** A request from Robert and Eleanor Villandre, Trustees, property owners, and Angle Homes, Inc., applicant, for approval of the **Abandonment of Cheyenne Estates, Tract 6013**. The proposal would abandon to acreage an undeveloped subdivision consisting of three lots and an unimproved portion of a public street, Maya Drive, located south of Cheyenne Avenue. The property is located along the south side of Cheyenne Avenue east of Packsaddle Road and is zoned R-1-40: Residential, Single Family, 40,000 square foot lot minimum. The property is further described as a Subdivision of a Portion of the NW $\frac{1}{4}$, of Section 28, T.21N., R.16W. of the G&SRM, Mohave County, Arizona.

Rich Ruggles addressed the Commission stating that this is a request from property owners Robert and Eleanor Villandre, to abandon the subdivision plat for Cheyenne Estates Tract 6013. The proposal would abandon to acreage an undeveloped subdivision consisting of three lots and an unimproved portion of a public street, Maya Drive, located south of Cheyenne Avenue. If the subdivision is abandoned, only one single family residence could be constructed on the 4.23 acre property. The property is encumbered by two significant utility easements, a 100-foot wide gas pipeline easement and a 125-foot wide power line easement which limits the amount of property that can be developed.

Mr. Ruggles noted that the applicant and property owners have submitted a written statement as to why the abandonment of the final plat is being sought, stating that the current cost estimate to build the subdivision as designed is much higher than the estimates back when the subdivision was approved. It is now cost prohibitive and not economically prudent to put in the improvements. The large easement at the front and middle of the property coupled with the significant elevation change from the west to east sides of the properties have resulted in only small pieces of usable land. The owners feel the property is better utilized as one larger parcel with just one potential residence, such as all of the adjacent properties to the east. They are aware of the permanent electrical and gas easements at the front and middle of the property that would need to remain.

Mr. Ruggles stated that the preliminary and final plats for Cheyenne Estates were approved in 2006. There have been no grading or improvements completed for this subdivision in the past nine years. The property is not located within a flood zone, although there is some drainage through the parcel. City sewer is not available in the area. Any future residences will need to be on individual septic systems.

The site has been posted and surrounding property owners within 300 feet were notified of the public hearing. One e-mail from a property owner to the west regarding the proposed abandonment was received by staff. Staff responded to the inquiry and there have been no other comments either for or against the proposal received by staff. The City Building and Engineering Department have no objections to the request. UniSource Electric Inc. has no objections to the abandonment of the tract, and agreed to the note that their existing easements paralleling the north boundary of the parcel will not be affected by the plat abandonment.

Mr. Ruggles acknowledged that the surrounding property is zoned R-1-40, as is the subject property. Mr. Ruggles noted that the abandonment of Cheyenne Estates, Tract 6013 will not have a direct effect on existing development in the area as the streets and utilities serving the surrounding area are not dependent on planned street or utility improvements in Cheyenne Estates. Existing electric and gas easements crossing the subject property predate the subdivision and will not be affected by the plat's abandonment.

Mr. Ruggles stated that staff is recommending approval of the request based on the standards for review and findings of fact.

Vice-Chair Blair made a MOTION to recommend APPROVAL of the request to abandon Cheyenne Estates Tract 6013. The motion was SECONDED by Commissioner Lewis, and the MOTION CARRIED UNANIMOUSLY (6-0).

COMMISSIONERS COMMENTS:

There were no comments.

Vice-Chair Blair made a MOTION to ADJOURN. Commissioner Kress SECONDED the MOTION, and the MOTION CARRIED UNANIMOUSLY (6-0). Chair Mossberg declared the meeting adjourned at 6:19:44 P.M.

ADJOURNMENT [6:19:44 PM](#)

ATTEST:

APPROVED:

Sandi Fellows
Recording Secretary

Gary Jeppson
Development Services Director

STATE OF ARIZONA)
COUNTY OF MOHAVE)ss:
CITY OF KINGMAN)

CERTIFICATE OF PLANNING AND ZONING COMMISSION MINUTES:

I, Sandi Fellows, Planning and Zoning Administrative Assistant and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on June 9, 2015.

Dated July 14, 2015